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PUBLIC DISCLOSURE NOTICE
INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT
March 8, 2013

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project(s). The proposed findings and the associated analysis can be reviewed at http://www.sdcountry.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required however any comments received will be accepted and taken into consideration. A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcountry.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

PDS2008-3100-5551 (TM), PDS2008-3300-08-028 (MUP), LOG NO. 06-08-033; BUTTERFIELD TRAILS RANCH TENTATIVE MAP. The proposed project is a Tentative Map and a Major Use Permit for a Planned Development to subdivide 59.5 acres into 71 residential lots with 28.6-acres dedicated for open space. The proposed project is a clustered design with an overall density of 1.2 dwelling units per acre. The residential lots range from 13,070 square feet to 27,835 square feet in size. The project is located in the Town Center of the Valley Center Community Plan Area. Access to the site is from Valley Center Road to Sunday Drive. The project would be served by the Valley Center Municipal Water District for sewer and water. The site is within the Village General Plan Regional Category and is subject to the Village Residential (VR-2) Land Use designation that allows a density of two dwelling units per acre. The zoning is Rural Residential (RR), which would allow ¼-acre minimum lot size (e.g. 10,890 square feet) for Planned Developments with the approval of a Major Use Permit. Sewer availability would require a modification to the existing Waste Discharge Requirements Permit for the Woods Valley Sewage Treatment Facility. The project would be served by the Valley Center Fire Protection District. The proposed grading would be balanced at 120,000 cubic yards. Implementation of the Tentative Map would be completed in one phase. With the exception of an existing barn, (which would be used for maintenance purposes), the project would include the demolition of three existing single-family and appurtenant structures. Comments on the proposed findings and associated analysis must be received no later than April 18, 2013 at 4:00 p.m. (a 30 day public disclosure notice period). For additional information, please contact Larry Hofreiter at (858) 694-8846 or by e-mail at Larry.Hofreiter@sdcounty.ca.gov.